

Sec. 21-52. Site plan required.

Site plans as required by this chapter shall contain the following information unless otherwise specified:

- (1) Zone lot with dimensions and development setbacks;
- (2) Tax parcel number;
- (3) Property address;
- (4) Adjoining deeded properties and their uses;
- (5) Existing structures;
- (6) Proposed structure with size;
- (7) Proposed use;
- (8) Number of employees, if applicable;
- (9) Hours of operation, if applicable;
- (10) Off-street parking, loading and unloading, access to existing streets;
- (11) Easements and rights-of-way;
- (12) All pertinent development requirements of this chapter;
- (13) Any additional information required by the zoning administrator to assess the merits of the application, including but not limited to traffic impact analysis, environmental impact statements;
- (14) Floodplains;
- (15) Name, location and dimension of any proposed streets, drainage facilities, parking areas, recreation areas, required yards, required turnarounds as applicable;
- (16) Screening & Buffering, if applicable;
- (17) Zoning District;
- (18) Proposed phasing, if applicable;
- (19) This required site plan shall be in sufficient detail to allow the zoning administrator to reasonably understand the proposed development. The scale shall be one (1) inch equals one hundred (100) feet or greater for zone lots three (3) acres or less in size, or one (1) inch equals two hundred (200) feet for zone lots more than three (3) acres in size.

Sec. 21-53. Permitted uses with special requirements.

All uses listed as SR (Special Requirements) in article III shall comply with the pertinent regulations listed in the following subsections. Site plan approval by the zoning administrator shall be required unless expressly provided otherwise prior to issuance of a zoning permit and such approval shall be given if all requirements herein are met. The plan shall become part of the building permit. The regulations for specific uses listed as SR in article III are located in sections 21-54--21-56.

The SR location standards required in Section 21-55(2) a.- c. do not apply to Family care home; Family manufactured home park; Common Sand Mining (SIC 1442); Co-location of wireless facilities, eligible facilities requests, alternative tower structures, and public safety tower (SIC 48 pt); and Ground mounted solar energy systems 6,000 sq ft or less (SIC 491 pt).

Sec. 21-54. Maximum building size and setback requirements for certain uses listed as SR in the Rural Agricultural District.

Building size and maximum size for certain uses listed as "SR" in article III shall be as provided in this section.

- (1) *Applicable uses.* The requirements of this section apply to the following:
 - a. All construction uses listed as SR;
 - b. All manufacturing uses listed as SR except sawmills (SIC 242);
 - c. All wholesale trade uses listed as SR except farm supplies (SIC 5191);
 - d. All retail trade uses listed as SR;
 - e. All finance, insurance and real estate uses listed as SR; and
 - f. All services uses listed as SR except recreation facilities, membership and non-membership.
- (2) *Building size.* The maximum allowable building size for uses listed in subsection (1), above, shall not exceed ten (10) percent of the gross acreage of the lot, excluding right-of-way.
- (3) *Maximum size and buffering.* Maximum square footage and buffering requirements for the following uses shall be determined below.

<i>Building Square Footage</i>	<i>Setback, Front (in feet)</i>	<i>Setback, Side and Rear Yards (in feet)</i>
0--2,000	30	10
2,001--4,000	30	20
4,001--8,000	30	40
8,001--12,000	30	60
12,001--20,000	40	80
20,001 and over	50	100

(Ord. of 1-19-98, § IV; Ord. of 6-29-99; Amend. of 11-2-09)

Sec. 21-55. General criteria for uses listed as SR in article III.

Uses listed as SR in article III shall comply with the following criteria, as applicable:

- (1) *Site plan.* A site plan shall be provided showing the existing lot and all existing and proposed buildings.
- (2) *Location.* The facility must be located on property which meets the

following criteria:

- a. The property must be a lot with thirty-five (35) feet of state road frontage.
 - b. The property must be owned by the business owner.
 - c. The business must be on or adjacent to the residence of the business owner.
- (3) *Lighting.* The lighting shall be shielded to prevent light and glare spillover to adjacent residentially developed properties.
 - (4) *Square footage.* The maximum square footage allowed for a use shall include all buildings used for retail sales of any type on that property.
 - (5) *Parking.* Parking shall be as prescribed in article VII for that use.
 - (6) *Signage.* Signage shall be as prescribed in article VIII for the underlying district.
 - (7) *Noise.* Noise shall not exceed the levels prescribed in the county noise ordinance for residential districts.
 - (8) *Outdoor storage.* All outside storage areas including dumpsters shall be:
 - a. Sited to the rear of the building;
 - b. Not within the required setbacks.
 - c. Outdoor storage shall be screened as provided in article IX for that use. However the requirements of article IX shall not apply to the business structure or outdoor display.
 - (9) *Smoke, odors and dust.* The use will not create any smoke, odors, or dust at a level discernible at any of its lot lines.
 - (10) *Required licenses and permits.* The applicant shall provide a copy of all required licenses and permits prior to issuance of a zoning permit.
 - (11) *Handling waste and other by-products.* A description shall be provided of the method of collecting, handling, disposal and storage of all wastes, by-products, scraps, etc. which meets all applicable federal, state and local regulations and all other requirements of this chapter.
 - (12) *Activities.* Manufacturing activities are confined to the building.
 - (13) *Outdoor display.* Outdoor display shall be limited to two thousand five hundred (2,500) square feet unless otherwise provided.